

**NOTICE OF A PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA ON A
REZONING OF PROPERTY FROM THE PRESENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO
M-1, LIGHT INDUSTRIAL DISTRICT, FOR CERTAIN PROPERTY OWNED BY NGR INC.**

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider an amendment to the zoning regulations of the Municipal Code of the City of Ankeny, Iowa, regarding the question of rezoning for the following described property owned by NGR Inc., from the current R-1, One-Family Residence District to M-1, Light Industrial District.

LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING A PART OF PARCEL B DEPICTED THAT PLAT OF SURVEY FILED IN BOOK 6149 AT PAGE 41 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 00°(DEGREES) 08'(MINUTES) 30'(SECONDS) WEST, 560.05 FEET (PREVIOUSLY RECORDED AS NORTH 00°16'32" WEST, 560.10 FEET) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 TO THE POINT OF BEGINNING; THENCE NORTH 88°18'32" WEST (PREVIOUSLY RECORDED AS NORTH 88°26'38" WEST), 548.42 FEET ALONG THE SOUTH LINE OF SAID PARCEL B TO THE SOUTHEAST CORNER OF PARCEL L OF THAT PLAT OF SURVEY FILED IN BOOK 8738 AT PAGE 867 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA; THENCE NORTH 00°01'55" EAST, 1499.82 FEET (PREVIOUSLY RECORDED AS SOUTH 00°02'49" WEST, 1499.83 FEET) ALONG THE EAST LINE OF SAID PARCEL L TO THE NORTH LINE OF SAID PARCEL B; THENCE SOUTH 89°53'46" EAST (PREVIOUSLY RECORDED AS NORTH 90°00'00" EAST), 543.60 FEET ALONG THE NORTH LINE OF SAID PARCEL B TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00°08'30" EAST, 1515.03 FEET (PREVIOUSLY RECORDED AS SOUTH 00°16'32" EAST, 1515.01 FEET) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 TO THE POINT OF BEGINNING.

CONTAINING 18.89 ACRES IN TOTAL, OF WHICH 2.15 ACRES IS CONTAINING IN PRESENT ROAD RIGHT-OF-WAY EASEMENT.

LAYMAN'S DESCRIPTION:

Approximately 16.74 acres (+/-) of land located along the west side of SE Four Mile Drive and three-quarters of a mile north of SE Corporate Woods Drive

NOTICE IS FURTHER GIVEN that the proposed change as described above will affect only the above-described real estate.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the City Council will meet at 5:30 P.M. on the 17th day of January, 2023, at the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa to consider said amendment, at which time and place all parties in interest and citizens shall have the opportunity to be heard.

DATED this 3th day of January 2023.

CITY OF ANKENY, IOWA

Michelle Yuska, City Clerk

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